Davidson County DEEDWARR
Recvd: 04/01/16 11:46 3 pgs
Fees:18.00 Taxes:1406.00
20160401-0031047

WARRANTY DEED

RB16-0106

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/19

(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas Shane Wilson	Renasant Bank	
106 Bonnie Briar Lane Unit 6 (ADDRESS)	2001 Park Place North, Ste 650 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	117-03-0F-006.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM LON WILSON, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DALLAS SHANE WILSON, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No, 6 on the Plan of Bonnie Briar of record in Plat Book 6900, Page 423, as amended in Book 8752, Page 900 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer L. Seals and spouse, Robert D. Seals by Warranty deed from John David Willis and wife, Stephanie Willis of record in Instrument No. 20080904-0090611 Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 04, 2008.

Being the same property conveyed to William Lon Wilson, a married man by Warranty deed from Jennifer L. Seals and spouse, Robert D. Seals of record in Instrument No. 20151230-0131321 Register's Office for Davidson County, Tennessee, dated December 29, 2015 and recorded on December 30, 2015.

Grantor never occupied said property as his primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6900, Page 423 amended Book 8752, Page 900, Boundary Plat Book 6900, Page 380, Book 7341, Page 525, as amended and restated in Book 7426, page 659 and further amended in Book 7442, page 515, Book 7432, Page 539, Book 7403, Page 737 and Book 7472, page 939, Book 7427, Page 357, as corrected in Book 7442, Page 512; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 106 Bonnie Briar Lane Unit 6 , Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of March, 2016.

William Lon Wilson

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2016, before me personally appeared William Lon Wilson, a married man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of March, 2016.

Notary Public

My Commission Expires: 9/21/2019

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/20/2018

